



58 Colliston Road, Dunfermline, Fife, KY12 0XW

Spacious, Southerly Facing, Three-Bedroom, Modern, Semi-Detached Home

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Property Description

Tastefully presented and spacious, southerly facing, three-bedroom, modern, semi-detached home, with gardens. Set 'off-street' in an end-of-cul-de-sac position, in a family-orientated, residential area of Dunfermline, Fife.

Comprises an entrance hall, living room, dining/kitchen, sunroom, a master bedroom, with an en-suite, two further, flexible bedrooms, a family bathroom and a ground-floor WC.

Highlights include a fitted kitchen, contemporary flooring, gas central heating and double glazing. In addition, there is good storage provision including a loft space and skyline views from the first floor.

Set on an elevated plot, there is a paved patio to the front, whilst a terraced garden to the rear includes a paved patio and a wood-decked terrace.

There is unrestricted, residential parking to the front, whilst superb transport links include the M90, Queen Margaret Station and nearby Park and Ride facilities.

A bright entrance vestibule, with a WC, opens into a welcoming entrance hall, with built-in storage. On the right, a tastefully presented living room, finished with modern, wood-effect flooring, enjoys plenty of natural light, from a large, front-facing window and leads, conveniently, into a kitchen. Providing ample space for a dining table and chairs, the kitchen is fitted with modern, wood-effect units and granite-effect worktops, whilst appliances include an integrated oven, a gas hob and an overhead extractor fan, with plumbing and space available for a fridge/freezer and a washing machine. The kitchen opens into a dual-aspect sunroom, providing further, versatile family living space.

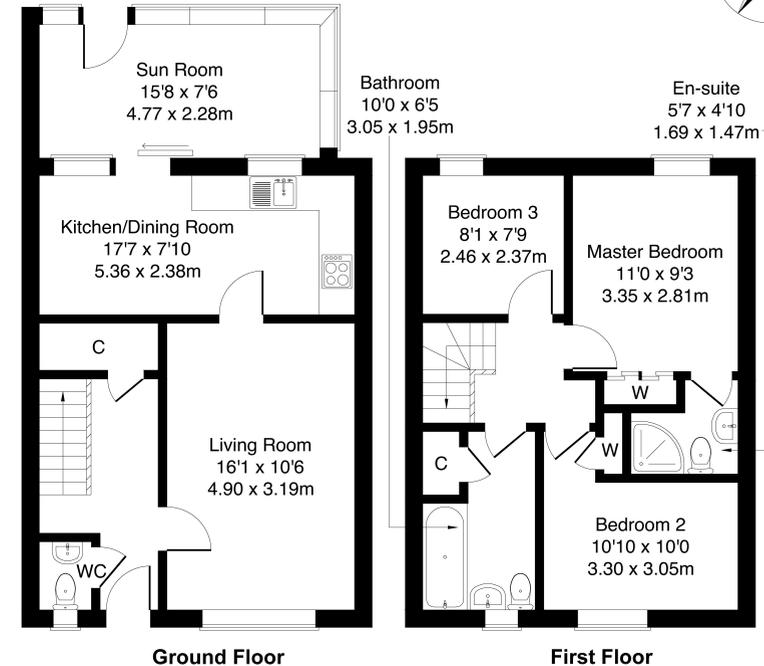
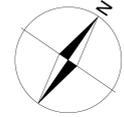
Upstairs, a well-proportioned master bedroom enjoys built-in wardrobe storage and benefits from an en-suite shower room, whilst a second double bedroom is bright and spacious and a further bedroom offers a good-sized versatile space.

Completing the accommodation, a family bathroom, with storage, comprises a three-piece suite, a shower-over-bath, vanity storage and tiled splash walls.



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Approximate Gross Internal Area: (990 sq ft - 92 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Dunfermline is a historic town and is the largest in Fife, popular with commuters and within easy access of the M90 motorway with direct links to Edinburgh, Perth and Dundee. The town has a wide range of shops, including the covered Kingsgate Shopping Centre, Halbeath Retail Park, and a selection of supermarkets including an ASDA. The thriving community supports a range of

amenities and leisure facilities, including Fife Leisure Park, Fife College, and well-regarded schools. Outdoor spaces include Pittencreiff Park, Townhill Park and King George V Park. Dunfermline Railway Station provides regular commuting services to Edinburgh, and there is a frequent bus service, with a convenient Park and Ride at Halbeath.





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